

RD Zoning District Regulations

The purpose of the Resort Development District is: (A) to provide for tourist, resort development in the form of multifamily, timeshare or interval occupancy units intended for use as resort transient lodging, and, under controlled circumstances, the development of motels and resort hotels; (B) to provide for commercial development aimed at serving the transient island visitor. The commercial development is meant to service primarily the market created by the needs and desires of the transient population staying in the resort development district.

Permitted Uses

Single Family Residential
Multifamily Residential
Eating Establishments, Low Turnover
Community Service
Government Facilities
Community Park
Linear Park
Mini Park
Special Use Park

Minor Utility
Eating Establishments, High Turnover
Eating Establishments without Seating
Real Estate Sales/Rental Office
Central Reception or Check in Facility
Bank or Financial Institution
Neighborhood Park

Permitted with Conditions (See Planning Staff for Conditions)

Group Living
Mixed Use
Religious Institutions
Telecommunications Facility
Bed & Breakfast Inn
Divisible Dwelling Unit
Auto Rental

Convenience Store
Health Club or Spa
Nightclub or Bar
Open Air Sales
Shopping Center
Other Retail Sales or Service
Bicycle Shop (w/ outdoor storage)

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions
Major Utility
Indoor Recreation
Indoor Entertainment
Outdoor Recreation
Outdoor Entertainment
Water Parks

Commercial Parking
Hotel or Motel
Inn
Interval Occupancy
Liquor Store
Gas Sales

Density (per Net Acre)

8 Dwelling Units
Hotel/Motel/Inn/Bed & Breakfast – 20 Rooms
8,000 Square Feet Other Uses

Maximum Structure Height

75 feet above Base Flood Elevation
5 Stories/ 1 Level Parking

Maximum Impervious Coverage

50% of Gross Acreage for Residential
50% of Gross Acreage for Nonresidential

Minimum Open Space

45% of Gross Acreage for Residential
25% of Gross Acreage for Nonresidential

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.